Above 14th St. to 59th St. (Inclusive). East River to North River.

57TH ST.—301 WEST 2 ROOMS, CORNER STUDIO

BUSINESS PLACES TO LET.

IMMEDIATE POSSESSION TO RENT

OFFICES STORES LOFTS

with and without power Large and Small Various Locations

174 Broadway and 1 Maiden Lane.

Entire Buildings 136-8 BEEKMAN STREET, 4 story, 37x25. 60 UNIVERSITY PLACE, Corner 10th Street, 8 story & basement, 27.6x100.

62 UNIVERSITY PLACE, 4 story, 27.6x100.

9 NORTH MOORE STREET, Corner 83d Street 283 MERCER STREET, 7 Rooms and Bath

5 story, 25x100. NORTHWEST CORNER GREENWICH & PARK PLACE, 5 story, 42x56.

Tel. Cort. 4020.

Hess Bldg.
354 Fourth Ave., Cor. 26th St.
NO MANUFACTURING

4th Floor

20,000 sq. ft.

Units 480 to 1,000 sq. ft. on Upper Floors.

WITH RAILROAD SIDING

Factory Space

lo Let

New Reinforced Concrete Building

62,400 sq. ft. on each floor LARGE AND SMALL UNITS

PREN-BROOK CORP.
On Premises, 3611 14th Av.

BROOKLYN

HOUSES TO LET, FURNISHED

Westchester.

FOR RENT, FURNISHED FOR THE SEASON

PELHAM ROAD

een by appointment only. Full particulars of HARRIS B. FISHER, 501 5th av., New York, Tel. 3943 Vanderbilt.

APARTMENTS-FURNISHED.

Westover Gourt

Bachelor, Apartments

210 W. 44th St.

Large house and garage directly

sroadway HESS

THE LANSDOWN

352,354-356 WEST 46TH ST.

Above 14th St. to 59th St. (Inclusive). East River to North River. AN EXCEPTIONAL LOFT Specially suitable for heavy manufacturing

LEBERTAN CORPORATION

BROKERS PROTECTED

ADDITION OF THE OWNER, 216-222 WEST 18TH ST. 4th Floor

11,100 sq. ft.

Extra heavy fireproof construction. Floor carrying capacity 300 lbs. to the sq. ft. Electric Light and Power, Steam Heat, Freight and Passenger Elevators. Possession at Once.
Reasonable Rental

MONAHAN EXPRESS COMPANY Realty Dept.

25,000 Sq. Ft.

Fireproof Automobile Building

on West Side

Sublease for Short Term at

25c a Sq. Ft.

CROSS&BROWN

18 East 41st St., New York Murray Hill 7100

Facing **Grand Central** Terminal 104 EAST 41st ST.

3 Story & Basement Building 25x100 to Architects & Terminal Building For Rent On Long Term N. A. BERWIN & CO-103 PARK AVENUE. Phone Vanderbilt 4452.

IMMEDIATE POSSESSION

251 W. 19th St.

Fourth Floor 7,500 Sq. Ft.

Exceptionally fine light. Perfect order. Your own broker or apply REVEL REALTY & SECURITIES CO. 12 E. 44th St. Tel. Murray Hill 1734

CORNER STORE 25x60 Clear

the Pennsylvania Zone and the Centre of the Needle ade and Textile District. 8th Ave., S. E. Cor. 37th St. J. Edgar Leaycraft & Co.

18-22 W. 18th St., Thru to W. 17th St.

STORE 175 x 200. Good
Light, High Ceiling. Fireproof
Building, 100% Sprinkler. Rear Shipping. Basement if desired. Immediate
possession. Will divide.
Apply on premises or Bedell Real Estate
Dept., 19 West 34th St., or your broker

Attractive B'dway Show Rooms 60 feet on Broadway Suitable Millinery, Clothes

Rice & Hill, 507 5th Av.

TWO UPPER LOFTS

EACH 50x90 At 437-439 West 16th St. FACTURING OR STORAGE. APPLY ON PREMISES.

FOR LEASE AT IT WE STITH ST

Sth floor-Studio, large north skylight.
Short leases preferred-Might divide floora
E. H. PECK, care S. OSGOOD PELL & CO.
17 West 44th St., N. Y. Tel. Vanderbilt 5610

Byrne & Bowman 30 East 42 45t. TELEPHONE 2371 VANDERBILT

FIFTH AVENUE ABOVE 34TH STREET CORNER PLOT, containing square feet; wonderfully located heart of the best business locatic cale or will build and sell or le

P. H. ZAGAT, 347 Fifth Ave. Vand. 2121. Above 59th St .- 5th Av. to East River.

1109 MADISON AVENUE

JOHN A. SCHOEN 115 Bible House

957ParkAv S. E. CORNER 82D ST.

4 Rooms & Bath

Living Room, 13x23; All Outside, Extra Large Rooms; Elevator; New and Thor-oughly Modern. Senior & Allan, Inc.

940 PARK AVE.

Corner 81st St.

Apply for Rental on Premises.

829 PARK AVE. 7 Room Simplex 8 Room Duplex Apply on premises or A. BERWIN & CO., 103 Park Av.

122 EAST 82D ST. Modern Fireproof Apartment Building Apartments of 5, 6 & 7 ROOMS Possession Now or October 1st.
Apply on premises or
N. A. BERWIN & CO., 103 Park Av.

1229 PARK AVE., Cor. 96th St.

6 & 7 Rooms

IMMEDIATE POSSESSION All Large Exterior Rooms MODERN HOUSE

Service that will please the most discriminating RENTS FROM \$1700

SUPERINTENDENT ON PREMISES 210 West 107th St.

The Dorilton 171 West 71st St., Cor. B'way. 5, 8 & 10 Rooms

2 West 88th St. 8 Rooms & 3 Baths

ELDORADO

Central Park West, Cor. 91st St. APARTMENT HOTEL

1 TO 5 ROOMS

Rent including maid service.

Rental \$840 to \$4,500

SHARP & CO., 2489 Broadway

884 WEST END AV.

AN EXCEPTIONAL APARTMENT Sublease 13 rooms, 5 baths, 16 closets; all main rooms; facing south; extra lavatory; southern exposure; beautifully laid out; reasonable rent; must be seen to be appreciated; apply on premises or

PATERNO BROS.

601 West 115th St. Tel. 1114 Morningside

exceptional apartment, overlooking park, 5 all outside rooms, 2 baths, Inquire on Premises or

The above apartments are Furnished, Unfurnished for either immediate posses-sion or possession October 1st. 2, 3, 4 Rooms, Daniel A REAL HOME for business men in Times Equare. Hotel, Service rendered which takes care of every ways. Manhattan Leasing Co. R. N. HICKMAN, Mgr.

150 WEST 57TH ST.—ATTRACTIVELY FURNISHED APARTMENT; 2 ROOMS, BATH, KITCHENETTE, ROOF GARDEN. STUV-VEBANT 2047, MORNINGS 8:30 TO 10:30; EVENINGS AFTER 6.

APARTMENTS - UNFURNISHED. From Battery to 14th St., Inclusive.

31-33 WEST 11TH STREET High class elevator apartment. Immediate possession. 2 rooms, bath, docter; apartment, \$100 per menth. 3 rooms, bath, \$210 baths, \$125 per menth. 6 rooms, bath, \$210 per menth.

J. IRVING WALSH, 73 W. 11th St. 12TH STREET, NEAR 5TH AVE. II-33 West.—"Ardea," elevator apartment unusual suite of 7 large rooms and bath dern, excellent service, \$3,200 per annum secssion September I. Superintendent o

10TH ST., 31 WEST, ent, electricity, \$2,400. Superintenden

ediate Possessian or October 1.

HARRIS, VOUGHT & CO.,

Hotel Peter Stuyvesant Above 14th St. to 59th St. (Inclusive), East River to North River. Central Park West, at 86th St. Suites now being shown for rental INFURNISHED OR FURNISHED.
From \$ 900 for one room and bath " \$1600 " two " " " " \$2100 " three " " " " " TEETAURANT A LA CARTE.
WM. F. INGOLD, MANAGER. 55 West 55th St. Modern 9-Story Apartment House Apartments, 3 and 4 Rooms

BERWIN & CO., 103 PARK AV Tel. Vand. 4452. -COSMOS-167 WEST 71st ST., at B'WAY DENTISTS' AND DOCTORS' 5 EAST 52D ST. OFFICE BUILDING

P. H. ZAGAT, 317 5th av. Vanderbilt 2121

Above 14th St. to 59th St. (Inclusive) East River to North River. WHY PAY RENT?

APARTMENTS — UNFURNISHED. | APARTMENTS — UNFURNISHED. | APARTMENTS — UNFURNISHED.

Own Your Own Apartment

BUY NOWin the new 9-story fireproof apartment house being erected at_

110 WEST 55th STREET

Between 6th and 7th Avenues

adjoining the McDowell Club, and in the midst of the highest class art and studio apartment section

APARTMENTS Ingeniously planned for convenience and comfort, imparting a real home environment

3 and 4 Rooms with Kitchen Larger Suites Can Be Arranged.

Reasonable Prices and Reasonable Terms A few desirable apartments may be Leased

For Floor Plans, etc., Apply to DOUGLAS L. ELLIMAN & CO.

JULIUS TISHMAN & SONS 280 MADISON AVE. Tel: Vanderbilt 1977

15 EAST 49th ST. Tel: Plaza 9200

Above 50th St .- 5th Av. to North River.



Broadway and 98th St.

Now open for inspection Ready for occupancy September 1st

A magnificent fireproof building embodying every known improvement, the last word in apartment house construction; every new idea of builder's art has been installed, private house rooms, abundance of closet space, 8 elevators, roof garden, ballroom, etc.

Suites of 4, 5, 6 & 7 Rooms \$2,300 to \$5,500

> Agent on Premises Daily and Sunday or HARRY SCHIFF, Hotel Monterey, B'way & 94th St.

Hotel Esplanade

305 West End Ave.

In eight months of rigid adherence to a policy proclaimed before its completion, The Esplanade, has sustained its distinction of constituting the only purely residential hotel among the vast number of family, semi-family and demi-family hotels of Manhattan. Having no furnished rooms, there is no tempfurnished rooms, there is no temp-tation to cater to the translent or seasonal guest. The Esplanade offers service of the highest order, sun-flooded rooms of exceptional size, an air of smartness.

Leases may now be made for term commencing October lst. Suites of two or more rooms; none furnished.

As suggestive of effective appointments, several suites have been furnished for exhibition by H. F. Huber and Company.

GEO. E. DANIELS, Resident Manager Phone Columbus 7200 or

Telephone: Vanderbilt 2027

MARK RAFALSKY & CO.

THE WENOIT 604 West 112th St., Bet. Broadway and Riverside Drive; 6 and 7 rooms, \$1600 to \$2400

THE ROCKFALL 545 West 111th St., near Broadway: 7 and 9 Rooms \$2300 to \$3800

NASSOIT & LANNING B'way & 89th St. Tel. 8380 Riverside

IMMEDIATE POSSESSION 251 and 255 West 98th St.

Bet. West End Ave. & B'way, 2 Blocks from Subway, 9 Story Fireproof Building. Apply on Premises, or NASSOIT & LANNING, B'way and 89th St. Tel. 8380 River

75th Street, 60 West APARTMENT of 4 rooms, baths and laboratory; apart of 6 rooms and bath. Supt., Col. 3461.

IMMEDIATE POSSESSION.
REASONABLE RENT.
541 W. 113TH ST., Near B'way

WEST SIDE APARTMENTS

Stuart 250 WEST 94TH St., Cor. Broadway. 9 Rooms and Bath, \$3,200.

304 West 92d St.

Near West End Av.
Rooms, 2 Baths, \$3,300.
Rooms, 2 Baths, \$2,500.

Cornwall

Luxor WEST 115TH ST., Cor. Broadway 4 Rooms and Bath, \$2,000.

545, West 125th St.
Near Manhattan St. Subway Station
3 Rooms, Rath and Kitchenette,
\$840 and \$900.

Lucania
235 WEST 71ST. ST.
Apartment, 5 Rooms, Suitable for doctor, \$3,000.
3 Rooms and Bath, with regular kitchen, \$2,100.
Possession at once,

Oregon 162 WEST 54TH ST., Cor. 7th Av. 5, 6 Rooms & Bath, \$1,800 to \$3,000. Manchester *255 WEST 108TH ST., Carner Broadway. 8 Rooms, 2 Baths, \$3,600.

NOTE-With few exceptions immediate possession of these apartments may be had. **SLAWSON&HOBBS** 162 West 72d Street Telephone 7240 Columbus

IMMEDIATE POSSESSION.

9 ROOMS, 3 BATHS. 219 WEST 81ST ST.

4 ROOMS, BATH. 5 ROOMS, 2 BATHS. 4 ROOMS, BATH.

HIGH CLASS ELEVATOR APARTMENT WITH EVERY MODERN IMPROVEMENT. A. H. O'BRIEN, VAY. 2897 SCHUYLE

Washington Heights, Above 125th West of 8th Av.

IMMEDIATE OCCUPANCY 720 WEST 170th ST. 3-4-5 ROOMS

recovering your lost property.

CHAS. S. KOHLER, Inc. THE QUEENSBORO CORPORATION, 50 East 42d st., cor. Madlson av. From Battery to 14th St., Inclusive, An advertisement in the Lost and ONE TENANT INVESTMENT.
Plot of two lots, with low buildings, Washlogion and Desbrosses sis.; leased on not
hasis to high class tenant at \$4,500 net;
mortgage \$50,000; price \$57,000; sole expense to owner is \$1,800 interest on mortgage; leaving \$2,700 net income on \$27,000
investment; part exchange considered.
Owner, WILLIAM D. KILPATRICK, 149
Broadway. Found columns of THE NEW YORK

CITY REAL ESTATE.

From Battery to 14th St., Inclusive. **New Apartments** DOWNTOWN BUSINESS BUILDING. JUST COMPLETED

SIMILY MODERN BUILDING.
Small, modern, three story building, nea.
Cedar and Washington sts.; excellent light
all improvements; suitable for numerous
lines of business; immediate possession
price \$55,000. Owner, WILLIAM D. KIL.
PATRICK, 149 Broadway. 192d St. at University Ave. Couple short blocks from Jerome Ave. Lexington Ave. Subway and "L" station at Fordham road and Kingsbridge road. Also convenient to crosstown & other cars. TEENWICH VILLAGE-Vacant dwelling attable alterations; price \$13,000. DUROS West 14th.

APARTMENTS - UNFURNISHED. APARTMENTS - UNFURNISHED.

TWO AND THEZE ROOM SUITES. RENT \$80 TO \$120 MONTH. READY FOR OCCUPANCY.

Apply to Superintendent, on premises, your own broker, Or Bulkley & Horton Co. Phone Shore Road 0600. Full commission to brokers.

ROCKWELL BUILDING CORP.

WHERE else in New York City,

you find apartment ownership, a private Golf Course, Tennis Courts,

Children's Playgrounds and Gardens,

plus Community Life and the elimi-

New 4, 5 or 6 Room Garden Apartment at

Jackson Heights

Restricted Residential Community-Nearest to Manhattan A few apartments are ready for occupancy. Others will be completed between now and October 1st. Secure your "GARDEN" Apartment at once.

TAX EXEMPTION FOR TEN YEARS

Save \$1200 to \$1475 on each apartment.

VISIT JACKSON HEIGHTS TODAY

To visit Jackson Heights, take Subway to Grand Central,

transfer to QUEENSBORO SUBWAY (Corona Line) to 25th St. Station. (Office opposite Station.)

22 MINUTES FROM 42nd STREET

nation of landlord's profits?

except at Jackson Heights, can

Berough of Brooklyn

Borough of Queens

Borough of Brooklyn.

Berough of Queens.

Berough of Brenx.

An exclusive residential neighborhood.

5 and 6

Very Large Rooms,

Foyer and Bath

Rents Very Moderate

TO LEASE

6 Rooms & Bath

Modern Brick Houses in Re-stricted Neighborhood.

2 Blocks from Allerton Ave. Subway Station.

\$125 Per Month

APPLY AGENT ON PREMISES 2726 Holland Av. 3387 Olinville.

Pin min

GUYON L. C. EARLE, 338 5th Ave., Corner 34th St., N. Y. Telephone Fitz Roy 0821.

MONEY TO LOAN AND WANTED

ON BOND AND MORTGAGE.

FIRST mortgage \$50,000 wanted; loft build ing, above 23d st. SHARUM, 170 Bway.

REAL ESTATE MORTGAGES, SHAW, ROCKWELL & SANFORD, W. 125TH ST. Tel. HARLEM 8400

BROOKS & MOMAND,
REAL ESTATE MORTGAGES,
HE BROADWAY, PHONE RECTOR 2267

pin Broadway. PHONE RECTOR 2267.

SPISCIAL FUNDS.
for Newark, N. J., and vicinity.
1st, 2d and construction loans.
FRANK V. WILMOFT.
43 Broad st., Bloomfield, N. J. Phone 4131.
TO LEND on completed buildings, 880,000,
875,000. Bronx or Manhattan. Telephone
6401 Decatur. WM. E. WEED, 1577 St.
Marks av., Brooklys.

CITY REAL ESTATE.

AMER. REALTY CO., 200 Broadway, bu choice Manhattan and Bronx properties.

D. KEMPNER & SON, INC. Real estate in all its branches. 522 5th av. Murray Hill 4015.

EARLE & CALHOUN, Real Estate, 212 West 72d st. Phone 5116 Columbu

OWN YOUR HOME LEAGUE OF AMEI IOA, INC., invites membership; expert ac vice and financial assistance given to men

bers destring to become home owners; no fee; no dues. Write for information, C. W. MURPHY, secretary, 153 W. 33d st., N. Y.

A. KELSEY, 220 West 137th st.

中国们山市

Forest Hills Gardens, L. L.

Splendid new elevator housekeeping Apartments,

3 and 4

BY STATION

Brooklyn's

Newest

High-Class

Apartments

82d St., Cor.

Ridge B'vard

MOUSE, Van Nest place, 12 rooms, bath 817,500. DUROSS, 155 West 14th. INVESTORS.—Bargain; 5 story, 4 families each floor; 1st st., near 3d av.; price \$25,000; cash \$6,000. J. FORD, 21 East 14th st., Manhattan.

REMODEL 9TH ST., NEAR 5TH AV. 15 story brick, 2-story studio, on rear t, 25x64; opportunity right party. R. TELFAIR SMITH, 11 East 10th St. WASHINGTON ST., vicinity Canal-35x86 with possession; price and terms right DERSCHUCH & CO., 26 Cortlandt st.

Above 14th St. to 59th St. (Inclusive) East River to North River. A CHEAP PLOT, 50x92, on W. 17th s near 9th av., with 4 story buildings, su able for alteration. Little cash require JOHN P. PEEL CO., 562 W. 23d at.

DWELLING, near 29th st. and 8th av., 4 story, 20x100; asking \$25,000. H. V. MEAD & CO., 397 8th av. FIVE story business house for lot value, near office; easy terms; bargains. FLAN-NERY, 23 Duane st. Worth 1488. PACING Stuyvesant Park-4½ story, 4 famil single flat, adjoining St. George's Church SOMMER, 3 Rutherford place, 2109 Stuy

FOR Sale—20th st., near 7th av., 10 family house: \$16,500, very little cash. Owner, 408 West 24th st. GARAGE, 53d st., near 6th av., 45,000 sq. ft., \$33,000; no bönus, direct from owner, FORSTEIL, 724 8th av.

S00 square feet. OWNER, 6057 Murray Hill.
MADISON AV.
BETWEEN 41ST AND 42D STS.
Five story building, 24x100; immediate possession; suitable for any business to which this superb central location is essential; will enterial part exchange. WILLIAM D. KILPATRICK, 149 Broadway. Commission to brokers.

TWO apartment houses, vicinity 7th av. and 23d st.; plot 75x100; small mortgage. \$70,000; sroas rents over \$43,000; leaded to one tenant for \$15,000 net, leaving \$10,000 per year net profit; sell for \$150,000, with \$25,000 cash. Brokers protected.

ALLENHURST REALTY CO.,
TO close estate, house, 210-212 West 28th st., must be sold. Particulars, address H. B. VAN WART, attorney, 340 Putnam av., Brooklyn.

TIMES SQUARE DISTRICT.-For sale.

story basement, 1d rooms, electricity, steam heat, baths. V 160 Heraid, Heraid so, 30% INVESTMENT 30% INVESTMENT semi-business buildings; West 38th; showing \$2,000 yearly net profit. RYAN & CO., 142 West 125th. 2 West 120th.

TH ST. 213, NEAR 3D AV. 4 STORY
OWELLING SUITABLE FOR ALTERAON: PRICE \$12,500. HENRY HOF, 267 1 East 24th St.-Key to 4th av. corner, 20x 49.8. H. M. ANDERSON, 220 Broadway. Above 59th St. - 5th Av. to East River.

EAST 75th st.—Six story new law, 25x100; rent \$5,100; price \$28,000; terms, G. W. ASSE, 2006 8th av. N THE SEVENTIES, between Park and the away, to close an estate; 5 story and ansement, 25x85x102 feet; casily converted no bachelor apartments or private residence; no brokers. Call or write LAMONT McLOUGHILIN, atterney, 305 Broadway.

LEXINGTON AV., between 50th and 60th sts., four story building, 20x65, best bust-ness block on Lexington av., between two subway stations and two blocks from Bridge terminal. W. C. DILGER, 642 Lexington av., SELISCT list of East Side dwellings for sale, J. A. CASSIDY, 206 Broadway. Tel., 3642 Cortlandt. YOUR OWN HOME—435 PER MONTH. Look these over—50 to 70 East 130th st., tory, 8 rooms and bath, \$9,000; act quickly CULLY 4 CO., 87 East 125th.

aTTENTION!—ELEGANT INVESTMENTS.
Convenient to Broadway, 103d st.—Two
apartment houses, 3 and 4 room apartments;
tents \$23,000; expenses \$10,000; price \$125,000.
Convenient to Columbia College—Business
crooms; rents \$16,500; price \$96,000. Elevator apartment house; rents \$30,000; price
\$220,000. 300. ashington Heights corner—Elevator agart-thouse, 4 and 5 rooms; rents \$51,000; \$230,000. so other bargains, large and small, for list; H. T. WOOD, 220 BROADWAY.

An advertisement in the Lost and HERALD offers a real possibility of

CITY REAL ESTATE.

Above 59th St .- 5th Av. to North River AMSTERDAM AV., in 40s, 5 story cold water double flat, \$45,000; rental \$5,160; mortage \$28,000; exchange considered. THOMAS McGRATH, 128 Water st., room

ATTENTION, Builders—Three 4 story con-necting dwellings, 60 feet, 70s, near Bway, \$80,500; \$15,600 cash; mortgage; value \$125,-000; unusual opportunity, LENNEY, 51 E.42d. BARGAIN. West 93d, possession September 1, five story six room flat, steam heat and hot water. Owner, HUNT, 10 East 47th st

BIG BARGAINS, ACT QUICKLY.
Splendid untown West Side business property for sale or exchange. ZIMMERMAN &
HTTNER, 280 Madison av. Vanderbit 10337.
ENTRAL PARK WEST-Private house,
\$30,000; possession; all improvements.
PLIJMAN, 1486 Broadway.

WELLING, West 198th st. (20x100), 12 DURELLING, West 128th st. (25x100), 12 rooms, fully furnished, used for rooming uniness; basement store rented, \$45; complete, with nossession, \$15,000, assy terms; tore rent pays half running expenses.

PORTER & CO., 159 W. 125th st.

PORTER & CO., 159 W. 125th st.

FOR SALE,

#7.000 CASH, LOWER 808,

r story and basement, 20x100; 10 rooms,
aths; electric light, parquet floors; imdiate possession.

WOOD DOLSON CO., INC.,

Broadway and 80th st. Schuyler 1100.

FIVE story American basement, few doors from Drive, 17 rooms, 6 baths, 4 story extension, steam heat, electric, and parquethroughout; trim finished in white; owner will sacrifice; mortgage \$22,000. COUGH-LAN & CLISHY, 200 West 72d. OR SALE—14 West 75th st. near Central Park, fine four story high stoop, 20x102; eautiful woodwork; an opportunity; terms o sulf; price \$45,000. SEARLES BABBITT, Allenburst, N. J.

FOR SALE-Five story American basement private dwelling, in Al order: a complete home: brokers protected. Address BAR-GAIN, 865 Herald, Fulton st.

FOR SALE-502 West 90th st., four stories and basement, three baths, parquet floors, electric light; price \$35,000.

JOHN A. OSBORNE, 62 CEDAR ST.

FIVE Story new law, 20 families; \$15,000 cash. ULLMAN, 406 E. 149th.

NEAR Broadway and 106th st., "No. 5, story"

JOHN A. ÖSBÖRNE. 62 CEDAR ST.

FIVE story new law, 26 families; \$15,000
cash. ULLMAN, 406 E. 149th.

NEAR Broadway and 106th st.—Two 5 story
apartments: all improvements: rent \$16,716
(no leases); price \$110,000; free and clear;
terms to suit,

FORTER & CO., 15D W. 120th st.

ONE OF THE HANDSOMEST PRIVATE
DWELLINGS ON THE WEST SIDE.
23 Riverside Drive, between 104th and 105th
sts.; 5. story American basement, 34x100;
built full depth; 20 rooms, 7 baths; electric
elevator, steam heat; beautiful trim and fixtures; steel construction; house built to order; suitable for high class residence, school,
club, sanitarium, &c. Owner asking \$110,000.

Terms. Full commission to brokers.

WOOD, DOLSON CO., INC.

Broadway and 80th st. Schuyler 1100.

REAL bargain in newly altered bashelor
apartments, 24 rooms, 10 baths (1, 2 and
5 room apartments); fully improved; fina
condition; price \$60,000; free and clear; will
take back two-thirds; rental now about
\$5,000; after October, 1921, over \$10,000,
HOUGHTON COMPANY, 174 West 721 st.
Tel. Columbus 280.

REMODELLED house, W. 90th: 6 apartments; parquet floors throughout; cash
\$5,000; price \$25,000, L. L., 1558 Broadway.

SUITABLE FOR ALTERATION INTO

BUSINESS.

Small amount of cash will buy a 4 story
and bassement dwelling, 23x100, situated on a
prominer number of the preventioner of the upper West
Side, closer of the preventioner of the story
and bassement dwelling, 23x100, situated on a
prominer number of the story and bussement of the preventioner of the preventioner of the preventioner of the story
and bassement by purchasing
20 foot berownstone dwelling on West 120th

HOBBS, 192 West 72d st.

TWEN per cent. Investment by purchasing
20 foot brownstone dwelling on West 126th
st.; rent \$2,000, price \$15,000, mortgage
\$10,000 at 6 per cent. 5 years.

PORTER & CO., 150 W. 125th st.

VERY cheap; West 80's apartment. \$24,000.

K 706 Heraid, 280 B'way.

WEST 75TH ST., near Park—21x102. 4 story
and basement, steam heat, electric light;
parquet throughout; was held at \$45,000;
conner will take \$33,000 if sold this week.

COUGHLAN & CLISBY, 200 West 72d.

WEST 89TH ST.—Four story brownstone dwelling, free and clear; must sacrifice to settle an estate. THOMPSON, 2257 7th av. 3 story and basement, 2 family house, 11 rooms, 2 baths; all improvements. L. W. MARKEL, 104 West 120th. \$5,000 cash will buy fine rooming house, west of Broadway, 13 rooms, 4 baths, steam heat, clectricity, parquet; reduced price; possession, HOUGHTON COMPANY, 114 W. 72d st. Tel. Columbus 280. o cash will purchase near Riverside e a 20 foot 3 story and basement dwell-l rooms, 2 baths, electric lights, steam eccupancy can be arranged for the late price \$40.00. SLAWSON & HOBBS, \$3.000 CASH, balance first mortgage, buy 4 story dwelling, 121st st., near Lenox 8v.; price \$18,300 M. M. HAYWARD & CO., 2640 Broadway.

Washington Heights, Above 125th St., West of 8th Av.

ASKING \$12,000, 12 room dwelling, parquet floor, tiled bathroom; purchaser guaranteed; immediate possession. HUSTON, 317 W. 149th.

APARTMENT house near W. 160th. \$75,000 retats \$14,000; first time offered for sale; to brokers. K. 1470 Herald, Harlem.

BARGAIN.—Private house, 141st st., Convent hv., 13 comms. 2 baths; electric lights.

JOHN WOOD, 5 Beekman st. JOHN WOOD, a Beekman St.

DWSILING, ten rooms and two baths, steam heat and electric lights; price \$19,000; \$5,000 cash.

W. D. MORGAN, 3,573 B'WAY (147TH).

FORT WASHINGTON AV. - 125x100; at grade; no rock; bargain, THOMPSON, AUSTIN & CO., Inc., 141 Broadway, Rector 5028.

FOR sale on Washington Heights, 4 story American basement, brick and limestone; parquet floors; house in good condition; no dealers. K 1482 Herald, Harlem. FIVE story modern apartment; three, four and five room apartments; \$20,000 cash. W. D. MORGAN, 3573 Broadway (147th st.). W. D. MORGAN, 3573 Broadway (147th st.).

LOTS for sale, Dyckman section, with building loan also 12 room brick house.

FRANK OLZ, 140 Dyckman st.

PRIVATE house, 16 rooms, bath; excellent condition; electric; good rooming house; near Broadway, Seen any day except Sunday. Apply 534 W, 1424, BAILEY.

LAST Call—Four story; Ilittle cash. 424

West 145th st., 11 to 1 and 2 to 4 P. M.

ST. NICHOLAS TERRACE.

30 foot new law, 10 family: rent \$5,500;
very low; must be sold to dissolve partnership. Price \$37,500. Cash \$10,000. RYAN

& CO., 142 West 125th. SIN STORY, elevator, 80 foot front avenue, Washington Heights section; rent over \$36,-500; cash required, \$50,000. Address Box 149, 3013 3d av.

\$16,000.—3 story 10 room dwelling; close : Drive; electric lights; parquet floors. V D. MORGAN, 3873 Broadway (147th at.).

Borough of Manhattan-Miscellaneous. ELEVATOR apartment, 100 feet Harlem; will exchange for smaller improved and cash; brokers protected, WETMORE, Atty., World Building.

World Building.

LEXINGTON AV.—4 story single flat, \$21,000; cash required \$4,000.

LEMLE, 509 E, 88th st.

PRIVATE houses, various locations, for occupancy or investment, \$5,000 up, \$2,000
cash required, BARNETT CO., 11 E, 125th.

RIVENDALE, Huxley av. and Spencer place

—Beautiful home sites overlooking Broadway. Van Cortlandt Park; bargains,
THOMPSON, AUSTIN & CO., 141 Broadway.

Rector 5028. WILL sacrifice building on 3d av., near 50th st.: price \$31,000; quick action necessary. NATIONAL REALTY CO., 726 Lexington av. Plaza 74ch.

Borough of Bronx-Sale or Rent.

ATTENTION-75x100, ideal location, Morris and Burnelde avs., 2 blocks express station, lay just right for building; no rock; low price. DITTMAN, owner, 2524 Creston av., price. DITTMAN, owner, 2024 Creston av., Bronx.

AT Bargain Price—Two very desirable lov., Jerome av. express station, below grade: private houses both sides; will sacrifice; investigate, make offer, terms. DITTMAN, owner, 2024 Creston av., Bronx,
BARGAIN—Ten family flat, 5 rooms and bath, hot water supply, rentals \$1,212; price \$27,200; brokers protected. P. WHITMAN, 406 West 14th.

HUILDERS' opportunity; cheaper than cheapest: Peatherbod lane corner, HUSTON, 817 W, 145th.

CHARMING HOME, 12 rooms, choicest section University Heights; beautiful plot. Can be seen Sunday, T. H. KELLEEY, Fordham 10123.

CHANCE for small investor; \$9,600 above 3 mortgages; 2 five story triples; rents \$14,751, HAMPTON, 900 E, 175th.

ELEGANT Residence, facing Crotona Park; ELEGANT Residence, facing Crotona Park GARAGE, EVERY MODERN IMPROVE-MENT;

MENT;

9 rooms, bath; large plot;

PINEST SITUATION IN BRONX.
Must be seen to be appreciated.

EDWARD FOLAK, INC., 581 Trement av.

ELEGANT East Bronx apartment, locatoo, rent over \$30,000, price \$160,000, 10 years mortgage; terms to be arranged. EDWARD PULAK, Inc., 581 Trement av.

ELGHT family house, in best condition, steam, electric light; rents, \$4,200; price, \$25,000, GRAF, 219 3d Av.